

PLANNING SUB COMMITTEE
Thursday 15th August 2019

- ADDENDUM TO AGENDA -

Item 5.1 – 19/00385/FUL – 2 Portnalls Road, Coulsdon, CR5 3DD

The “Officer comment” table in paragraph 6.2 contains typographical errors, and for ease of reference the table is updated as follows:

Objection	Officer comment
Design and appearance	
Overdevelopment of the site	Addressed in paragraphs 8.6 and 8.19. The proposed density would be at the lower end of the indicative range in the London Plan, sufficient garden space would be retained for the existing house, and the development would not result in unacceptable impacts on neighbours.
Impact on amenities of neighbouring properties	
Loss of light to neighbouring properties	Addressed in paragraph 8.25 to 8.29. Due to the separation distances between properties, there would not be unacceptable impacts.
Overlooking and loss of privacy for neighbours	Addressed in paragraph 8.25 to 8.29. Due to the separation distances between properties, there would not be unacceptable impacts.
Construction noise and dust will be harmful to local residents	Addressed in paragraph 8.36. A Construction Logistics and Management Plan condition is recommended.
Landscape/Trees	
Loss of the existing garden.	The replacement of trees is addressed in paragraphs 8.42 – 8.44 and the garden size is addressed in paragraph 8.6.

Transport and Parking	
Negative impact on highway safety	Addressed in paragraphs 8.34 (access) and 8.36 (construction vehicles).

At paragraph 8.23, it is clarified that the proposed dwellings will be “Accessible and adaptable dwellings” and will comply with Part M4(2) of the Building Regulations. An additional condition (no.15) is recommended securing compliance with Part M4(2).

At paragraph 8.38, it is further clarified that the proposed bin store is within 14m of the highway, and therefore in the event that the refuse vehicle does not enter the site, the bin store is close enough to the road for the bins to be accessible from the street.

Item 5.3 – 19/02278/HSE – 10 Montague Avenue, South Croydon, CR2 9NH

Within the drawing list included under section 1 of the committee report drawing no. 614.00 should be replaced with 614.00 Rev A.

There is a typographical error in the third bullet point under section 4 of the committee report and this point should instead read: ‘The scheme would not significantly harm the amenities of neighbouring residential occupiers’.